

City of Tukwila  
Manufacturing/Industrial Area Survey

Date: \_\_\_\_\_

Name \_\_\_\_\_

Company/Position \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

**BACKGROUND INFORMATION**

1. What are the primary goods and/or services that you manufacture or provide from this location?

- Manufacture Van Bodies + Commercial/industrial painting for big trucks + Repairs
- Housing
- Warehouse + Office
- Audio, lighting & video installation for concerts and other performances
- Office product/furniture/copy product distribution
- Operations for health care, including distribution center, warehousing, repackaging, centralized labs, data center, claims processing, call centers, billing
- Truck sales & service (retail, wholesale)
- Manufacture apparel for men and women
- Tire sales, including trucks/cars/backhoes
- USPS Mail processing for western region
- Aluminum, titanium, specialty steel manufacturing
- Contract carrier (trucking)
- Machinery and gear cutting for heavy industry (fishing, logging, cranes, printing)
- Truck and trailer parts distribution and repairs
- Storage of digital data servers/offices/warehouses/distribution center
- Dispatch, maintain, and fuel buses
- Distribute office furniture systems for schools, hospitals, offices
- Food and beverage café and catering

- Office—advocacy for industry and manufacturing
- Manufacture, distribute specialty snack foods
- Aviation museum
- Delivery service
- Aircraft manufacturing/airport
- Service
- Service

2. How long has the company been located at this address?

- 7 years
- 2 years
- 4 years (in Park for 7 years)
- 15 years
- 11 years (25 years in Tukwila)
- 6
- 40 years
- 14 years
- 69
- 6 years
- 21
- 33 years
- 10 years
- 31 years
- 14 years
- 15 years
- 4
- 20
- 15 years
- 82 years
- 50
- 8 years

3. Is the company an owner or a tenant at this location?

Owner 9

Tenant 14 (\*one company has ground lease but owns building)

4. In the last 3 years, has your business:

Increased 6

Decreased 11

Stayed the same 4

5. Approximately how many employees currently work at this location?

Full time

- 7
- 12
- 59
- 1800
- 39
- 34
- 15
- 600
- 165
- 20
- 7
- 48
- 60
- 600
- 45 (35 office, 10 installation—70% can work remotely)
- 40
- 45 + 30 (temp)
- 144
- 60
- 3
- 37 \*\*\*
- 25
- 65

Part time

- 22-25
- 40
- Up to 140 (during holiday season...up to 20% of business)
- 30-50
- 3

6. How many employees do you anticipate at this location 3 to 5 years from now?

Full time

- 10
- 16
- 75
- 1800
- 45\*
- 50
- 19

## ATTACHMENT B

- 600
- 220
- 20
- 10
- 48
- 60-62
- 600 (depends on vote, budget)
- 45 (Same as 2011)\*\*
- 43-45
- 70 (want to turn 30 temps into permanent, full-time)
- 144 (same as 2010)
- 1

### Part-time

- 30
- 55
- 30-50 (same as 2010)
- 2

\* Will stay below 50. Thinks there is bias against blue-collar jobs

\*\* Balance out workforce by using more internet, offsite warehouse

\*\*\* Currently using State shared work program that offsets any hours between 24/week and 40/week. This keeps workers at full time.

## LOCATION FACTORS

7. Please indicate how important each factor is to you when deciding on an operating location for your business.

	Very Important	Somewhat important	Not Important
<b>Facility Characteristics</b>			
Room to Expand	15 <b>Comment:</b> Would expand here if land available, but instead will expand elsewhere <b>Comment:</b> Would like to expand, but no property available...current property not too good for their manufacturing/office/warehouse needs	5	2
Ground floor occupancy	14 <b>Comment:</b> warehouse	4	3

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	Very Important	Somewhat important	Not Important
	<b>Comment:</b> Need more warehouse space		
Loading Bay	11 <b>Comment:</b> warehouse	4	3
High Ceilings	14 <b>Comment:</b> warehouse	5	1
Other (Please specify)	<b>Comment:</b> Space for 40 yd, dumpster + loading dock <b>Comment:</b> Warehouse Space <b>Comment:</b> Office/warehouse space. Just remodeled to put in 2 <sup>nd</sup> floor <b>Comment:</b> Freeway access <b>Comment:</b> Access to power and fibreoptic cable <b>Comment:</b> Built building to own specifications/needs		
<b>Site Characteristics</b>			
Cost of land/rent	17  <b>Comment:</b> South end is good for distribution via trucks that go all over <b>Comment:</b> Lease up 3/31/11. Will probably need to move since suitable property not available at affordable rate. Cannot fix current space.	4	
Outdoor storage	5	2	13
Adequate parking	15 <b>Comment:</b> Impt. for trucks, employees <b>Comment:</b> wish light rail/commuter rail/van had converged as planned. Poor connections w/north <b>Comment:</b> Trucks need parking <b>Comment:</b> Had considered employee parking garage (drivers)	4	
Access to transit	7 <b>Comment:</b> helps employees <b>Comment:</b> wish were better;	6	7

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	Very Important	Somewhat important	Not Important
	cars don't fit w/corporate image <b>Comment:</b> Light rail desired on Boeing Access <b>Comment:</b> Wish there were better transit service! <b>Comment:</b> No transit on east side of airport <b>Comment:</b> Wish transit were better		
High visibility	4 <b>Comments:</b> Site is a bit hard to find. Not a problem for customers, but can be a problem for visitors. <b>Comment:</b> Important for tenants	9 <b>Comment:</b> Would be nice, but don't want to pay <b>Comment:</b> Helps, but not that impt. <b>Comment:</b> Not in retail, so not really impt.	6 <b>Comment:</b> Word of mouth
Large truck access	18 <b>Comment:</b> Receive supplies <b>Comment:</b> Truck access is a bit tight on site, ok from I-5 and Highway 99	2	1
Rail access	1	1	16
Separation from residential areas	7 <b>Comment:</b> Company makes noise, and would disturb homes <b>Comment:</b> Big truck noise would disturb residents <b>Comment:</b> \$80 MM spent on sound insulation for homes affected by noise! Height restriction areas <b>Comment:</b> Make lots of noise. Residential creeping in	4 Crime (concern that residents will break in)	7
<b>Labor</b>			
Close to management	3		3
Close to skilled labor	7 <b>Comment:</b> location good for attracting employee base <b>Comment:</b> Union shop <b>Comment:</b> Convenient for	2	3

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	Very Important	Somewhat important	Not Important
	workers		
Close to unskilled labor	5 <b>Comment:</b> location good for attracting employee base	1	5 <b>Comment:</b> Train own workers/No skill needed/No skill base here
<b>Business Links</b>			
Proximity to customers	12 <b>Comment:</b> Unified Grocers is only client. Must be close! <b>Comment:</b> Boeing <b>Comment:</b> Downtown Seattle, Kent Valley, Duwamish. When UPS was shut due to Nisqually Quake, airport substituted	2 <b>Comment:</b> all on I-5	6 <b>Comment:</b> Customers all over <b>Comment:</b> Good Fedex & UPS access. Business is pretty global.
Proximity to suppliers/services	7 <b>Comment:</b> Close to subcontractors, freeway access <b>Comment:</b> Need good access to suppliers for delivery stream of parts/inventory items i.e. engines, transmissions, paint, glass, commodities (diesel, oil) <b>Comment:</b> Come in on trucks	5	5 <b>Comment:</b> Raw materials from mid-west and east
(Please specify)	<b>Comment:</b> United/supplier in Renton <b>Comment:</b> —suppliers out of state	All over the area <b>Comment:</b> all on I-5 <b>Comment:</b> UPS	
Proximity to Competitors		5 <b>Comment:</b> Loan tools to competitors	10 <b>Comment:</b> Not impt, but most competitors w/in 10 miles
Pleasant area for employees	9 <b>Comment:</b> would like more amenities for healthy lifestyles. Difficult to access running & walking trails <b>Comment:</b> Amenities needed in area <b>Comment:</b> Use trail <b>Comment:</b> Wish were better!	5 <b>Comment:</b> (accessible to all who live in various places)	3

## ATTACHMENT B

	Very Important	Somewhat important	Not Important
<b>Transportation</b>			
Ease of access to downtown Seattle	15 <b>Comment:</b> Highway 99 <b>Comment:</b> 70% of customers in downtown Seattle <b>Comment:</b> Buses use dedicated on-ramp on SR 519 <b>Comment:</b> No light rail! No choice but to drive car! Need better connection to Capitol Hill <b>Comment:</b> Physically close, mentally far	2	3
Ease of access to major highways	16 <b>Comment:</b> Tacoma/Everett , eastern WA <b>Comment:</b> Deliver from Bellingham to Lakewood, Issaquah w/9 trucks <b>Comment:</b> Good location for serving Bellevue, Tacoma, Seattle <b>Comment:</b> Distribution center <b>Comment:</b> Excellent freeway access <b>Comment:</b> Good access from I-5 & Highway 99		
Ease of access to rail transport	1	3	16
Ease of access to Port of Seattle	5 <b>Comment:</b> Kenmore Air people take SeaTac shuttle to KCIA	5	10
Ease of access to airport	8 <b>Comment:</b> Provide support service to LINK from Tukwila location <b>Comment:</b> Take clients to airport	8 *Staff flies to Spokane medical centers	4
Other (please specify)			
<b>Problems/Concerns in Tukwila location</b>			



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	Very Important	Somewhat important	Not Important
Traffic Congestion	7 <b>Comment:</b> Hard to get to SCTR to buy parts <b>Comment:</b> Hard to get to SCTR <b>Comment:</b> ok on City 2streets. Congested on highways <b>Comment:</b> Access ramp is critical! Using E. Marginal would be very bad.	3 <b>Comment:</b> Would have liked undergrounding. Congestion on E. Marginal	10 <b>Comment:</b> No congestion! <b>Comment:</b> Very easy. Interurban works well
No room to expand	6	4 <b>Comment:</b> Would like more space in building...not available	9
High Rents	5 <b>*Will leave when rent is up</b>	3 <b>**</b> (rent is high, but if go to Auburn then farther away)	8 <b>Comment:</b> In Tukwila due to low rents
High land costs	4 <b>Comment:</b> Cheaper than in downtown Seattle		5 <b>Comment:</b> Rent property
Public Safety/crime	12 (Had car prowling/theft—don't see patrols) (Fire did good inspection) <b>Comment:</b> Safety/crime next to walkway, near footbridge. Always keep door locked. <b>Comment:</b> Lots of night-time crime—3 police repts. in 30 days (burglary, theft, <b>Comment:</b> Good personal safety response. 911 response good. Property crime—not so good. Suggestions to try cameras not so helpful. <b>Comment:</b> Theft issues. Some break ins, but mostly people steal from outdoor storage. Good police response <b>Comment:</b> Car issues, breaking windows <b>Comment:</b> Ok. Had car	2 <b>Comment:</b> Good police force <b>Comment:</b> Some property damage incidents, cars stolen	5

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	Very Important	Somewhat important	Not Important
	<p>prowls. Good interaction w/Police</p> <p><b>Comment:</b> Late night/early a.m. car prowls</p> <p><b>Comment:</b> Have own police force. Good relations w/Tukwila Police</p> <p><b>Comment:</b> Police response good</p>		
Permit Costs/Delays	<p>5</p> <p>(High pile storage permit \$100 from F.D.)</p> <p>(Rack permit is aggravating—set to low)</p> <p><b>Comment:</b> Permitting sort of hard for 2<sup>nd</sup> story addition</p> <p><b>Comment:</b> MIC Zoning not exact fit so permitting was somewhat involved. Done fine w/o surprises. Other work was remodels—just fine.</p> <p><b>Comment:</b> Too many requirements—i.e. seismic testing for lean-to for keeping rain off spare parts!</p> <p><b>Comment:</b> Delays cause uncertainty. Outside storage inspection &amp; building folks</p> <p><b>Comment:</b> Bldg permit requirements too intense, silly requests</p> <p><b>Comment:</b> No problem. Landlord takes care of improvements, permits</p> <p><b>Comment:</b> All fees increasing—Fire inspection is \$500</p>	<p>2</p> <p><b>Comment:</b> Costs ok, responsiveness/delay not so good/hard to schedule inspection to install large machine</p>	<p>5</p> <p><b>Comment:</b> Had issues w/fire permit—warehouse connected to blg, had to install crashing fire door for \$10 K</p> <p><b>Comment:</b> Did seismic upgrades; no problem</p> <p><b>Comment:</b> Permit through King County</p>
Flood concerns	<p>1</p>	<p>3</p> <p><b>Comment:</b> Greatest fear is gone</p>	<p>9</p> <p><b>Comment:</b> Where do services come from in flood?</p> <p><b>Comment:</b> Not a problem. Worked</p>

## ATTACHMENT B

	Very Important	Somewhat important	Not Important
			w/Hillman Mitchell <b>Comment:</b> City did excellent job in communicating in 2009!
Business climate	6 <b>Comment:</b> Good here <b>Comment:</b> City Council doesn't like business <b>Comment:</b> Good business climate	1 (Seems ok)	4 (No involvement w/ public, so it's probably ok <b>Comment:</b> No worse than elsewhere <b>Comment:</b> WA state not friendly to business <b>Comment:</b> Don't feel connected to Tukwila...Used TCC for meetings, and a picnic
Regulations	3 <b>Comment:</b> Enforcement is problem...inconsistent <b>Comment:</b> Shoreline regulations unwieldy	1	1
Other (Pls. specify)	<b>Comment:</b> Very good that fibreoptic cable is coming into building to attract tenants w/higher technical capabilities <b>Comment:</b> Parking priced right! <b>Comment:</b> Work w/Tukwila on stormwater drainage, Superfund sites. Have paid several \$MM		

Other Comments:

**Comment:** Their lease stipulates that 102<sup>nd</sup> Bridge shall stay open! Must not close!

**Comment:** Tukwila has no “center.” Don’t think of Tukwila as having a sense of “place”

**Comment:** Lots of exposure on E. Marginal Way, but traffic goes fast and speed can be a problem.

**Comment:** Traffic Congestion

### **TUKWILA LOCATION DECISION**

8. Did you move to this location from elsewhere?

Yes 16

No 4

If yes, where from where did you move? \_\_\_\_\_

- Moved from another Tukwila location
- Kent
- Moved from another building in same Tukwila business park. Now own building; good to generate revenue through tenants.
- Moved from operations center from Renton; other functions from Seattle
- Other Tukwila (13123 48<sup>th</sup> Ave S.)
- Seattle (Elliott Ave.)
- Seattle (needed larger facility)
- Small warehouse on Harbor Island
- Seattle—1<sup>st</sup> Avenue S.
- Seattle (needed more space)
- Downtown Seattle—
- Seattle
- Interbay
- Seattle Center
- Seattle—Spokane Street
- Seattle--Georgetown

9. Why did you choose your current Tukwila location?

- Want to be close to I-405 & I-5 to serve Tacoma & Everett
- Cheaper rent
- Location, location, location. Good for distribution, and also for employee & management convenience. Train ride from Auburn was faster than bus from SCTR
- Wanted to consolidate operations into one space, and also lower cost (cheaper than fixing previous building & continuing to rent highrises)
- Available space when company split into two parts
- Lower rent/Proximity to I-5/Location along River/Warehouse space available/plenty of parking
- Worked w/Sabey Co. /very astute
- Cost, convenience, location
- More space

- No B & O tax in Tukwila!
- Opportunity for reasonably-priced land
- Fits business model—buses don't need to travel too far.
- Logistically good for serving both S. King County / downtown & back in reasonable time period
- Quality of building, and physical characteristics (parking, high ceilings, loading dock and bay)
- Freeway access to serve Bellevue, Seattle, Tacoma
- Co-location w/Museum of Flight
- Location, rent & facility included both office & manufacturing.
- Proximity of public land adjacent to airport
- Own ground lease for Aviation HS
- Larger facility w/cheaper rent
- Flat land in flood plain 80+ years ago. Wanted to provide facilities that would prevent Boeing from moving to California.
- Wanted to be near light rail station (!)
- Easy access to highways.
- No trucking restrictions when bringing in supplies

### **NEIGHBORS**

10. What businesses or industries would be your ideal neighbors?

- Suppliers! Would like to have suppliers (i.e. glass shop) but they have all moved south due to lower rent. Do not have reciprocal business with other firms in vicinity
- Construction firms, wholesalers, noisy people with lots of in and out
- Would like industrial companies w/o a lot of foot traffic
- Other trucking companies—Overnight trucking, Horizon Ford
- Apparel factory
- Commercial trucking
- Prefer neighbor w/lots of truck traffic like they have
- Boeing has been good neighbor
- Don't care
- Pipe fitter
- Truck or trailer repair or welding. Tire dealers.
- Growth businesses—technology companies, aerospace industry, young professionals
- Truck/transportation-related i.e. rebuild shops, light trucking, truck courier, tire shop
- Office parks w/ mid-sized businesses who would buy their products
- Would like more workers nearby, and more through-traffic to use café
- Other tourist attractions to develop critical mass and synergy
- Don't know...
- Cargo carriers/aircraft manufacturing/UPS sorting facilities/air shippers

- Any and all neighbors fine as long as they don't interfere w/property or create negative impacts
- Really like current neighbors i.e. UPS, Federal Express, Harris Trucking since they can use our services
- Industrial neighbors

11. What are the benefits or / problems for your business of having non-industrial neighbors such as office, retail, residential or mixed residential/commercial?

- Glass shop was nice since company could buy from them
- Concert equipment rental is too noisy for office/warehouse neighbors and would prefer industrial neighbors since the noise wouldn't bother them
- Non-industrial generates too much foot traffic. Was going to rent to temp agency, but didn't want lots of people hanging around.
- More restaurants & more people functions for employees
- No benefit—Problems include perception that industrial activity is “dirty”, conflicts between trucks & other vehicles
- More options for places to eat. No downsides
- Retail—negative impact due to truck traffic
- Office—ok
- Non-industrial neighbors may have problems with 24 hour industrial operations, truck traffic
- Residential would not like noise from shop operations
- Noise from trains is a bit of a problem
- No problem with residential neighbors. Could provide additional customers (i.e. boat, horse, utility trailers for retail trade)
- Need to have buffer between office and residential
- Good to have clustering of office and technology
- Need more amenities and access to light rail
- GHC good neighbor, but there were problems with bus fumes interfering with office workers in the past. No longer a problem.
- Repair shop has negative visual impact, and should be separate from residential use.
- Industrial use creates traffic/congestion, and should not be near residential uses.
- Would like more employee amenities (i.e. non-industrial, such as restaurants, stores). Ideal spot is Georgetown Design Center.
- Would like office workers since want more people to use café
- Would like to have similar “tourist destination” non-industrial neighbors
- No problem with non-industrial. Need to “encourage all viable uses” to prevent further decline
- We create too much noise and would disturb non-industrial neighbors

**ADVANTAGES/DISADVANTAGES OF TUKWILA LOCATION**

12. Currently, what are the primary advantages of your present location, and/or doing business in Tukwila

- Access to highways and customers
- Freeway access
- Access to downtown Seattle without having to be located there
- Convenient location for distribution of products and employees' commute
- Location including accessibility to I-405, I-5, airport & cost
- Central location
- Freeway access
- Lots of potential
- Plenty of Parking
- Freeway Access
- Airport access
- Lots of windows, nice high ceilings in building
- Well-known, established in Tukwila location
- Cheaper than Seattle
- Location—proximity to downtown processing facility
- Good transportation network (I-5, downtown, Airport Way)
- We're already here
- Convenient primary clients (Unified Grocer + Hagen)
- Good proximity to suppliers, customers, freeway access
- No B & O tax
- Quick police response
- Good access to roads.
- Central location for stores in Tacoma (south) and Everett (north)
- Sufficient space in good building w/dock access
- Location
- Availability of power, fiberoptics.
- Workforce
- Good business climate
- Location is isolated from others—good!
- Ready freeway access
- Isolated from residential so that industrial use doesn't affect negatively
- Access! Ability to serve Bellevue, Seattle, Tacoma at a reasonable price
- Easy north/south access (Tacoma, Seattle, Bellevue)
- Free parking
- Meeting rooms rented out during day, and Museum rents out after hours for events
- Airport location with aviation uses—friendly colleagues
- Room available for expansion
- Access to highways

- Boeing adjacency facilitates participation in programs (Would like to develop similar relationship with all industrial uses!)
- Tukwila is relatively close to Seattle and Bellevue, yet far enough south to have office parks
- Close to downtown and SeaTac (synergy!)
- Wholesale/distribution tenants of airport benefit from location
- Not much interaction with City of Tukwila (permits, licenses through King County)
- Freeway & airport access
- Heart of everything—Alaska Marine lines and truck lines. Can ship anywhere, anytime.
- Location near customers
- Location near Seattle
- Access to highways
- Access to airports
- Location near suppliers and customers
- Access to highways
- Access to highways
- Location near Seattle

13. What are the disadvantages of your current location and/or doing business in Tukwila?

**Comment:** S. 116<sup>th</sup> St. location is a bit isolated, and would like a bit more police presence in north of area.

**Comment:** Crime. Have been broken into during regular hours, although not after hours. Salesperson had car broken into. People get into dumpster to steal. Must lock.

**Comment:** Perception that Tukwila is too far south & therefore hard to access

**Comment:** Sign code should allow more signs, including A-frames, more directional signs

- Security is problem w/break ins, drug people
- Permitting process was slow when 2<sup>nd</sup> floor addition was built.
- Land cost is higher as compared with Auburn...but, don't want to pay drivers to drive to and from Auburn.
- Lack of amenities including parts, trails, employee transportation options, better public transportation, bus service.
- Miss light rail stop and convergence of transit, light rail, highways, employment
- High rent
- Difficult regional traffic
- Lack of truck amenities—most truck people have relocated to Pierce County for cheaper land. No truck stops or truck wash facilities
- No real disadvantages. Employee population comes from all over the area, so its convenient
- Site has poor visibility
- Highway traffic congested



- No real problems
- Sometimes traffic congestion when going north
- Bad business climate
- Slow permitting
- Superfund cleanup/state laws & attitudes (Not really a Tukwila regulatory problem, but a problem in this location)
- Crime (breaking and entering) at neighbors (Eagle & Goodyear)
- Not enough police/need electric fence
- Big accounts moving from Seattle to Kent
- No real problems. High rent may become a problem.
- Impact fees—Parks and fire—Business doesn't generate the calls and doesn't use parks...retailers generate ambulance/fire calls. Fees disproportionate
- Relationship between Seattle City Light and City of Tukwila should be improved. Improvements on TIB were problem.
- Permitting (\*don't know specific concern!)
- High water table near river—water gets into underground tanks
- Physical and psychological distance to Seattle (from employees' viewpoint)
- Isolated for east/west traffic pattern due to Duwamish, KCIA, 116<sup>th</sup> St. Bridge closure
- Lose tourists due to distance from downtown Seattle and lack of direct access
- Not near schools or neighborhoods.
- Very complex airspace w/in which to operate/one of worst in US. Three airports w/in 6 miles (KCIA, SeaTac, Renton), and also west + north are Bremerton, Bangor and Paine Field.
- Restrictive zoning with lack of flexibility in accommodating a wide range of uses
- Negative business climate in Tukwila
- Too few services for employees in area
- Need better transit service

### **FUTURE LOCATION DECISIONS**

13.A. What would cause your company to leave its Tukwila location and why?

- High rent—Cheaper in South King County
- Like Tukwila and will not move
- No plans to move. Could move if lower cost facility combined with better opportunity for brand/image/access/environment
- Inability to continue renting outdoor storage space from City Light
- Real estate costs
- Big business drop
- To get larger facility and consolidate with other postal processing facilities
- If/when primary client leaves, they will follow
- When expand in future, will get more offsite i.e. cheaper warehouse space, rather than expanding in Tukwila

- If business model no longer made sense...
- (Company has just moved to Kent—Lease came up and rents were lower. If Tukwila facility had had a high loading dock, they would probably have negotiated and stayed in Tukwila)

14. If your company were to consider a move, what areas would you consider and why?

- a. Other Tukwila 2
- b. City of Seattle 3
  - Looked at Georgetown
  - Georgetown (Design Center) –psychologically closer to downtown
  - Higher density area i.e. AGC Building on S. Lake Union
- c. South King County 7
  - Kent or Auburn –the farther south, the cheaper
  - Maybe Kent, due to lower rental costs
  - Costs, land availability, meet service profile for buses since most service starts outside of Seattle
  - (Company just moved to Kent—lower rents & high loading dock)
  - South KC has cheaper warehouse space...but, SR 167 is always slow, and I -5 is too residential
- d. Other Western Washington 1
  - Pierce County
  - Tacoma
  - Lynnwood
- e. Other
  - Shift business to overseas plants
  - Will probably purchase. Depends on ROI
  - Reston, VA

Did you know that large portions of the Kent Valley are in the flood plain?

Yes\_\_\_\_\_1\_\_\_\_\_ No\_\_\_\_\_

### **CITY OF TUKWILA ACTIONS**

15. How do City of Tukwila policies/ regulations or actions currently constrain/limit your business?

- None really. Would like to be able to wash trucks outside, but...
- No problems

- Problems with sign code—too few signs allowed for each business. Bought expensive sign & can't use (?)
- Problems w/vactor cleaning/NPDES enforcement. Need longer than 30 days to clean storm drains
- Feel that inspectors are overstepping codes
- No problems
- Permitting is difficult—Hard to get large machinery installed
- Impact fees
- No problems
- Sign code--Need larger/better signage for café
- Need Fire Code to allow special events tenting
- Need better, larger campus signage
- Need better snow plow services
- Would like more flood info
- Would like more advance information/notice on land use actions. City needs to be more proactive. Did not like Sabey rezone process—Plans call for too high concentration of people w/too tall buildings so close to airport.
- Lack of flexibility in accommodating viable (non-industrial??) uses
- Would like faster permitting with more certainty

16. What actions by the City of Tukwila could help your company's existing operations and/or future plans?

**Comment:** Would like more advance notice on renewals for business licenses. One month not enough to go through big company's administration

- Maybe faster permitting, and more certainty. Challenging to get 2<sup>nd</sup> floor built
- Would like more commercial businesses to sell to...Encourage business development.
- Get light rail stop at Boeing Access Road!
- Provide consistent sign code enforcement—Go after illegal signs
- Would like City of Tukwila to buy tires from them (i.e. police cars, dump trucks, cars, backhoes etc.)
- Reduce taxes/bureaucracy to make it easier, friendlier to do business
- Provide help in hiring skilled people
- Provide more police patrols, presence
- Retain no B&O tax structure
- Provide rezones of southern MIC areas to office
- Support a light rail stop on E. Marginal!
- Allow more offices in area (generate more business for café)
- Provide better access to public transportation
- Traffic on E. Marginal when lights change—Time lights better?
- Trim street trees/require less landscaping—street trees limit visibility. Museum wants to be seen better.

- Better communication with affected parties
- Adapt processes to fit real demands—Study this by removing all distinctions created by large property owners in the area (i.e. Boeing, KCIA, GHC)
- Ask City to work w/State and Federal govts to change paint regulations
- Would like more certainty for permit review
- Would like quicker permit review

17. Do you have any suggestions or comments that you would like to communicate to the City of Tukwila?

- Keep supporting Rock and Roll Marathon
- Had some problems w/last R & R Marathon—Police wanted to remove stages but the streets were closed.
- Website—Include “How are we doing” feature for anonymous feedback
- Business Cards—Include “Did this person do a good job” feature
- Revise forms to get email address for every contact
- Send alerts to businesses i.e. don’t turn off your electricity or pipes
- Website—Showcase a business each month
- Concern over flood—Tukwila did excellent job informing previous, but now company would like to know what’s happening
- Trim brush and street trees on E. Marginal to be sure that they don’t block sightlines when pulling out of driveway. Don’t want too much landscaping
- Need stop light @ S. 112<sup>th</sup> in order to pull out into traffic on E. Marginal. Light rail should have put in stop light since its pillars obstruct vision
- Tukwila was good leader in flood prep (info sharing)
- Would like more frequent emergency training, and more shared information & training w/Tukwila Police & Fire
- Tukwila Police and Fire need to cooperate better between themselves.
- Check timing of lights on E. Marginal Way (They seem better now; had been a problem.)
- Mayor Haggerton has been very supportive through participation in programs.
- Keep reaching out to business (as you are doing now) since businesses sometimes feel that City of Tukwila doesn’t care about them.
- Concerns over proposed bike lane on E. Marginal Way
- Move E. Marginal Way ...
- Keep industrial area as is since it is working!
- Keep large industrial areas with industrial neighbors
- Monitor city actions for impacts on local industrial businesses
- Provide permitting assistance and advice for businesses
- Encourage more non-industrial uses in area, including quality hotel and more restaurants
- Allow only industrial uses in area

## ATTACHMENT B

- Encourage more non-industrial uses, including retail, restaurant, office services
- Provide more of a transitional buffer that allows commercial uses that could service both residents and employees

18. Is there anyone else that we should talk to?

Name \_\_\_\_\_

Contact info \_\_\_\_\_

Anticipated trends for industrial  
area???: \_\_\_\_\_

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